



20030520000312160 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
05/20/2003 09:18:00 FILED/CERTIFIED

SUBORDINATION AGREEMENT

State of Alabama)
)
Shelby County) *Know All Men by These Presents That:*

WHEREAS, Timothy Brunner and Jennifer L. Brunner (herein the "Borrower", whether one or more) owns certain real property situated in Shelby County, Alabama, which is more particularly described as follows, to wit:

Lot 4, according to the amended final record plat of Heatherbrook, 9th Sector, Phase I, as recorded in Map book 19, page 159, in the Probate Office of Shelby County, Alabama.

(herein the "Property"); and

WHEREAS, Long Beach Mortgage Company is the present holder and owner of a mortgage lien on the Property executed by Timothy Brunner and Jennifer L. Brunner in favor of Long Beach Mortgage Company, dated the 12th day of February, 2003 in the amount of \$68,900.00 and recorded in Instrument No. 20030221000109070, in the Probate Office of Shelby County, Alabama, (herein the "Prior Mortgage"); and

WHEREAS, the Borrower is desirous of obtaining an additional mortgage loan from Long Beach Mortgage Company (herein the "Lender") in the amount of \$275,600.00 to be secured by the Property; and

WHEREAS, the Lender is unwilling to take a lien on the Property subject to the Prior Mortgage; and

WHEREAS, the Holder of the Prior Mortgage is, under certain conditions, willing to subordinate its lien to that of the Lender;

NOW THEREFORE, in consideration of the premises and Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the Holder of the Prior Mortgage, the receipt and sufficiency of which is hereby acknowledged, the Holder of the Prior Mortgage has agreed to and by these presents does waive the priority of the lien of the Prior Mortgage insofar as the following described mortgage is concerned, but not otherwise:

That certain Mortgage from Timothy Brunner and Jennifer L. Brunner to Long Beach Mortgage Company in the amount of \$275,600.00, which said mortgage is recorded subsequent to the date of this document (herein the "Subsequent Mortgage"); and

The Holder of the Prior Mortgage hereby consents to the subordination of the Prior Mortgage to the Subsequent Mortgage, and agrees that the Prior Mortgage shall be junior and inferior to the Subsequent Lien; and further

It is expressly understood and agreed that this Subordination Agreement shall not affect the lien of the Prior Mortgage other than as indicated herein, nor shall it affect or modify the obligations secured by the Prior Mortgage, and said obligation shall continue in force and affect until fully paid, satisfied, and discharged.

IN WITNESS WHEREOF, the Holder of the Prior Mortgage, by its First Vice President, who is authorized to execute this Subordination Agreement, has hereunto set its signature and seal on this the 24th day of April, 2003.

Long Beach Mortgage Company

By Larry Hedge
Its First Vice President

State of California)
Orange County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Hedge, whose name as First Vice President of Long Beach Mortgage Company, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24th day of April, 2003.



Kathy Atkinson
Notary Public
My commission expires:

This instrument was prepared by:
Larry R. Newman/Jeffrey L. Lees
Newman Lees, LLC
300 Office Park Drive #105
Birmingham, Alabama 35223

Subordination Agreement Timothy + Jennifer L. Brunner
dated 2/12/03